

WHEREAS, by Wraparound Deed of Trust recorded in the Official Public Records of Morris County, Texas under Instrument No. 2020-001529 (the "Deed of Trust"), Josue Caballero Montoya (the "Borrower") conveyed to Princess D. Brown as Trustee (the "Trustee"), the property situated in Morris County, Texas, more particularly described as follows, to wit:

All that certain 1.00-acre tract of land in the JOEL BOSTON SURVEY, ABSTRACT NO. 29, Morris County, Texas, being more fully described in Exhibit "A" attached hereto for all purposes.

WHEREAS, the Property secures that one certain Wraparound Real Estate Lien Note therein described in the original principal amount of \$67,500.00 (the "Indebtedness"), executed by Josue Caballero Montoya and made payable to Eugene Morales; and

WHEREAS, the Indebtedness and Deed of Trust were transferred to Monique Wakefield (the "Lender") by distribution from the Estate of Eugene Morales in Cause No. 2021-467P, County Court, Grayson County, Texas; and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and instead of Princess D. Brown, Trustee in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Indebtedness secured by the Deed of Trust, the Indebtedness is now wholly due, and the owner and holder of the Indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024** (that being the first Tuesday of said month), at **10:00 a.m.** (or not later than three (3) hours thereafter), I will sell the Property at public auction to the highest bidder, or bidders, at the east door of the Morris County Courthouse located at 500 Broadnax Street, Daingerfield, Texas 75638, said location having been designated by the County Commissioners (the "Commissioners") of Morris County, Texas (or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale). I will make due conveyance of the Property to the purchaser or purchasers by general warranty deed binding mortgagor, its successors and assigns. The Lender may cause the sale to be canceled or adjourned from time to time without further notice.

The Property will be sold to the highest bidder, subject to the reservations hereinafter stated. Unless the Lender is the highest bidder and thus the purchaser at the sale, the purchase price must be paid in cash or other immediately available funds satisfactory to the undersigned at

The Lender shall have the right to bid for and purchase the property at the sale. If the Lender is the highest bidder and thus the purchaser of the Property, it will credit the net proceeds of the sale (after deduction of all sale expenses and other sums properly charged against the sale proceeds) against the unpaid balance of the Indebtedness.

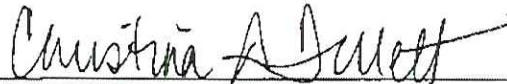
The Property shall be sold for cash, except that Lender's bid may be by credit against the Indebtedness.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER THE LENDER NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

EXECUTED on the 11th day of October 2024.



CHRISTINA A. TILLETT

WILLIAM B. MUNSON

WILLIAM STEVENS

TRESSIE MCKEON

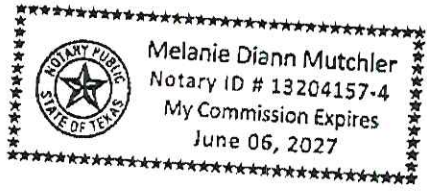
PRINCESS D. BROWN

BRAD STROTTMAN

Substitute Trustees under the Deed of Trust

This instrument was acknowledged before me this the 11th day of October 2024, by Christina A. Tillett, as Substitute Trustee under the Deed of Trust.

Melanie Diann Mutchler
Notary Public, State of Texas



All that certain 1.00 acre tract of land in the Joel Boston Survey, A-29, Morris County, Texas. Being severed off an original 110.0 acre tract of land in a deed to Harve C. Wakefield and recorded in Vol. 145, page 547, Morris County, Texas.

BEGINNING at a 3/8" iron rod in the west line of a county road for the southeast corner of said 1.00 acre tract. Rod lying north 01 deg. 31 min. East, 601.44 feet and North 88 deg. 29 min. West, 42.28 feet from the southeast corner of original 110.0 acre tract;

THENCE North 88 deg. 29 min. West, 208.72 feet to a 3/8" iron rod for the southwest corner;

THENCE North 01 deg. 31 min. East, 208.72 feet to a 3/8" iron rod for the northwest corner;

THENCE South 88 deg. 29 min. East 208.72 feet to a 3/8" iron rod for the northeast corner;

THENCE South 01 deg. 31 min. West, at 128.72 feet joining the west line of county road and continuing on for a total distance of 208.72 feet to the place of beginning containing 1.00 acres of land, more or less.